Design and Access Statement

in support of a

Full planning application for the;

"Change of use of an existing agricultural building (former poultry shed, now used for agricultural storage purposes), to B8 storage use (for the storage of cars)".

at

Shed 1, Birdlands, Seagry Road, Seagry Heath, Great Somerford,

SN15 5EN

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Client:	Project number:	Project description:	Author:	Checked and authorised by:	Date:
Webber	237_S1	Change of use of existing agricultural building to B8 (general storage and distribution) use.	MP	RE	27/09/2023

Revision number:	Revision description:	Date:

1.0 Introduction

1.1 This statement is submitted in support of a full planning application for the "*Change of use of an existing agricultural building to B8 (general storage and distribution) use*", at Shed 1, Birdlands, Seagry Road, Seagry Heath, Great Somerford, SN15 5EN under the Town and Country Planning Act (1990). The application is submitted on behalf of the applicant, Mr M. Webber.

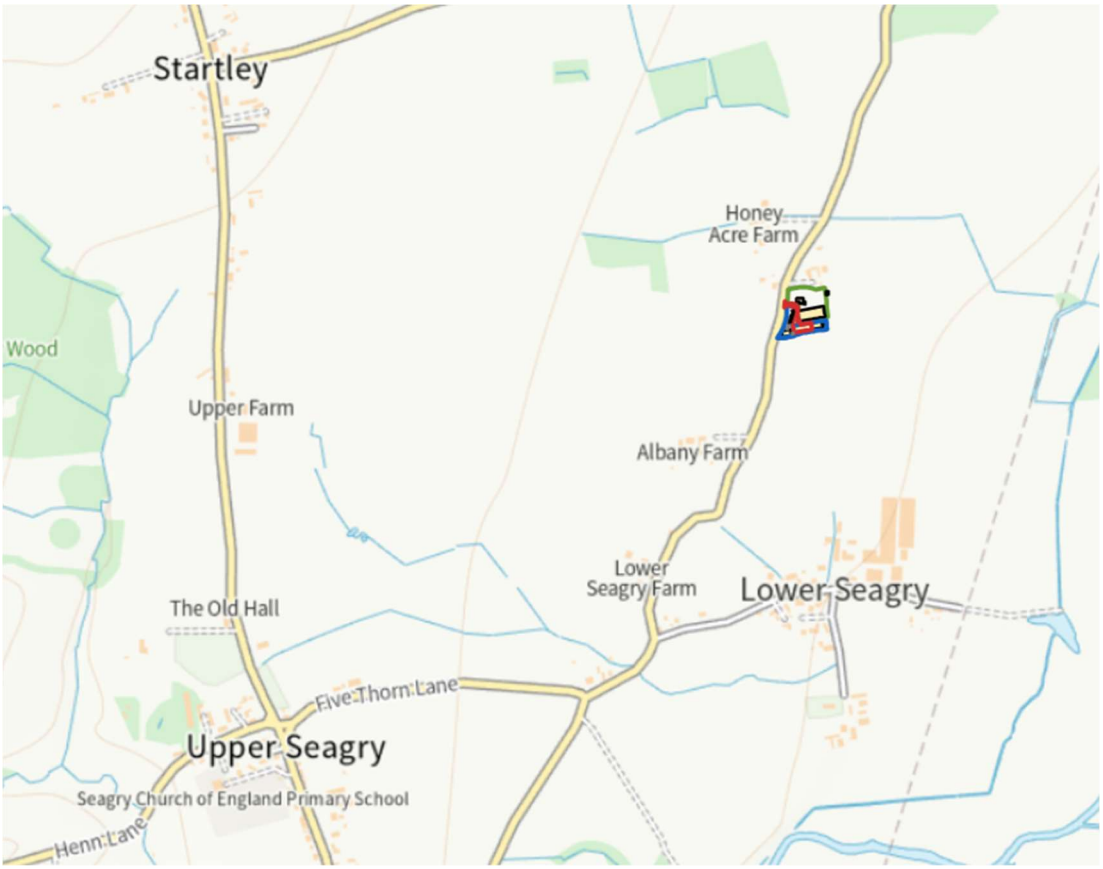

Figure 1: Location Map (Land App, 2023)

2.0 Assessment

2.1 The application site is located off Seagry Road and is approximately 1.1km to the south of the village of Great Somerford and approximately 1.3km to the north east of Upper Seagry. In terms of larger settlements, the site is located approximately 5.7km to the south east of Malmesbury (a market town), 7.5km to the north east of Chippenham (a principal settlement) and 15km to the west of Swindon (an urban centre, outside of Wiltshire). The site is accessed from Seagry Road via a concrete driveway, used of which is shared with Birdlands.

The building which is the subject of this application is timber framed and clad with horizontal timber (painted dark green), with a corrugated sheet metal roof (see figure 2). The building measures approximately 61.1m x 13.1m, with a resultant gross external area of 799.15 sqm. The building is currently used for agricultural storage. Active farming operations have ceased, and the shed is no longer being used for rearing of poultry.

2.2 The land is not subject to any formal designations under article 2(3) neither is it located within Flood Zone 2 or 3 and is not at risk from flooding from any other sources. The scope of the application is limited to the change of use of the existing building; therefore, a Flood Risk Assessment is not required.

2.3 This application is being submitted because the building is no longer required for the purposes of agriculture and the applicant would like to change the use of the building to B8 use (general storage and distribution). The applicant is the owner of the building; however, the site area includes land which is owned by the applicant's parents (residents of Birdlands). Therefore, a Certificate B notice has been served as required.



Figure 2: Exterior of Shed 1 (Applicant's own image, 2023)



Figure 3: Exterior of Shed 1 (Applicant's own image, 2023)



Figure 4: Shed 1 Interior (Applicant's own image, 2023)

3.0 Planning History

3.1 The original building was believed to have been constructed in the 1960's and was used as housing for poultry. It was part of a group of buildings on the site forming Birdlands Poultry Farm.

3.2 Planning history for the subject building:

1. **PL/2023/05258** | *Conversion of an existing agricultural building (former poultry shed, now used for agricultural storage purposes), to B8 use (general storage and distribution) for the storage of cars*. | Withdrawn 31/08/2023, *(Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use).*

3.3 Planning history of the wider site:

2. **PL/2022/08226** | *Change of use of agricultural building to B8 (general storage and distribution) use.* | Approved 06/02/2023.

3. **20/08641/FUL** | *The replacement of an existing agricultural building with a modern agricultural building with a roller door*. | Approved 17/02/2021.

4. **17/11692/FUL** | *Change of use of part of a former poultry shed to storage of classic cars (B8 use)* | Approved 30/01/2018.

5. **17/03264/PNCOU** | *Prior Approval for a Proposed Change of Use of Agricultural Building to a flexible use Business, Storage or Distribution* (Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 3, Class R) | Approved 08/05/2017.

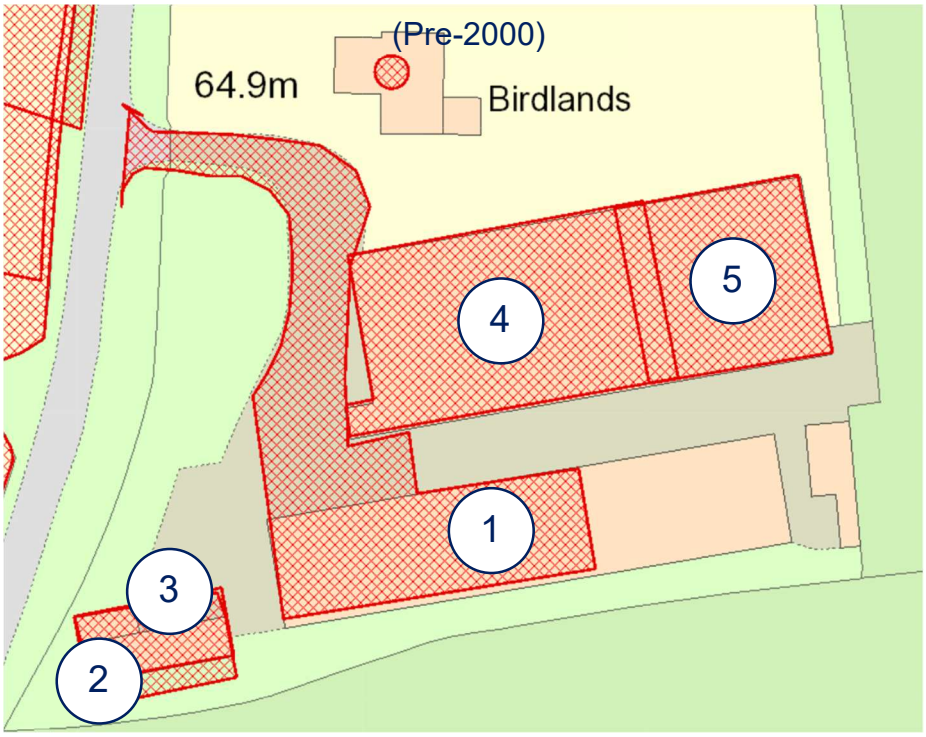

Figure 5: Planning History (Wiltshire Planning Explorer, 2023)

4.0 Involvement

4.1 A pre-application enquiry has not been submitted to the Council on this occasion.

5.0 Evaluation *(use, amount, scale, layout, appearance, landscaping, and access)*

5.1 **Use:** The development which is the subject of this application comprises the *"Change of use of an existing agricultural building (former poultry shed, now used for agricultural storage purposes), to B8 storage use (for the storage of cars)".* The building is proposed to be used for the storage of classic cars to support the applicant with his primary business.

5.2 **Amount:** This application considers the change of use of the existing building only. The existing building measures 61.1m x 13.1m, with a resultant gross external area of 799.15 sqm. The building is currently being used for agricultural storage. The gross external area which is proposed to become B8 use is 799.15 sqm, resulting in no net change in useable floor area. No material alterations are proposed as part of this application. The approximate gross internal area which would become B8 use would be 780m2.

5.3 **Scale:** No material alterations are proposed as part of this application. The height of the existing building, as per the plan and elevation drawings which accompany this application, is 12ft to the ridge and 6ft to the eaves.

5.4 **Layout:** No material alterations are proposed as part of this application and the layout of the site will remain as it exists currently.

5.5 **Appearance:** No material alterations are proposed as part of this application and the appearance of the building will remain as existing.

5.6 **Landscaping:** No landscaping works are proposed as part of this application.

5.7 **Access:** No changes are proposed to the existing site access as part of this application. An additional 8 parking spaces are proposed as shown on plan drawing 237_B 03 Proposed Site Plan.

6.0 Planning Policy Considerations

6.1 The Wiltshire Core Strategy (adopted 2015):

6.1.1 Core Policy 1: Settlement Strategy

The policy states that development outside of defined settlement boundaries should be limited to that which is needed to help meet local need, employment need in this case and will be subject to strict controls. The explanatory text which precedes the policy outlines the exceptions under which development may be considered acceptable in response to local need and includes development under Core Policy 34: Additional Employment Land and Core Policy 48: Supporting Rural Life. The detail and applicability of these policies are expanded upon below.

6.1.2 Core Policy 34: Additional Employment Land

Outside of principal settlements, market towns and local service centres development proposals for the expansion of existing businesses must be located adjacent to large or small villages, and the business itself must be located within or adjacent to these settlements. Great Somerford is a large village, as designated within the WCS (2015), and the rural based business referred to, within the submissions for this change of use application, is an existing business. In addition, B8 use is approved on site in another of the existing buildings, therefore, it is adding to an established use.

The policy states that proposed development must be "*consistent in scale with its location*" and must not "*adversely affect nearby buildings and the surrounding area".* The site of the existing building is also occupied by a large former agricultural building which has already been granted consent to be converted to B8 use for the storage of classic cars under application references: 17/03264/PNCOU and 17/11692/FUL, which has been implemented. A second building, subject of applications 20/08641/FUL and PL/2022/0822, also has extant B8 storage use. Therefore, the proposed change of use is appropriate in the context of the primary use of the wider site.

The proposal meets with the sustainable development objectives of the Core Strategy as it is modest in scale, involves the change of use of an existing building to B8 use (which is already established on the site) and is located near to larger settlements with 'market town', 'principal

settlement' and 'urban centre' statuses. The proposal meets with the exception policies outlined within paragraph 4.25 of the Core Strategy, as it falls under Core Policy 48: Supporting Rural Life.

For further justification of how the proposal meets with the requirements of Core Policy 34, please see Appendix 3.

6.1.3 Core Policy 48: Supporting Rural Life

The policy recognises that an adapted approach needs to be taken to support rural communities and makes specific reference to the conversion and re-use of rural buildings and, therefore, is relevant to the proposal which is the subject of this application. It is stated that proposals of this type, for employment use, will be supported provided that;

"i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

iii. The building can be served by adequate access and infrastructure.

iv. The site has reasonable access to local services."

We are of the view that the proposal meets these criteria as the existing building is in good structural condition. In addition, no extensions or external modifications are proposed as part of this application. The proposal consists solely of the conversion of an existing building, which is now surplus to requirements for use for agriculture, to B8 use. The primary use of the wider site is already B8 use, specifically for the storage of classic cars (details of the relevant planning consents are provided within paragraph 6.1.2). Therefore, the change of use proposed by this application aligns with the uses already present on the site.

The site has existing direct access onto Seagry Road which provides access, by car or taxi, to Great Somerford (2 minutes), Upper Seagry (2 minutes), Malmesbury (12 minutes), Chippenham (15 minutes) and Swindon (25 minutes). In addition, the 91-bus service, which travels between the Somerfords and Chippenham and is operated by Faresaver, can be accessed from the Volunteer Inn bus stop (ID: wilapjpa), located 1.25km to the north of the site (by foot) at the cross roads within Great Somerford, or the Avon View bus stop (ID: wilgapdm), located 2km to the south of the site (by foot). The stops on the route are variable but the service appears to run once every 1.5 hours on Monday - Friday, approximately, and the journey time to the last stop in Chippenham takes approximately 40 minutes. There is a reduced service at the weekend, with the service running once every 3 hours, approximately (please refer to Appendix 2). As a result, car or taxi are the most practical means of travelling to and from the site.

Regarding ii) residential amenity, the proposal would not be detrimental to the amenities of residential areas for the following reasons:

- Birdlands is located approximately 42m from the subject building and is owned by the applicant's parents. There are no other dwellings located in the near vicinity of the site.

- The proposal is part of a long-term business plan for the applicant; therefore, ownership of the site will not change in the medium to long term.

- The change in vehicle movements would not be significant, with an additional 10 vehicle movements per month estimated to result from the proposal.

- In addition, the principle building on the site (the former poultry shed to the north, now B8 use) is located approximately 15m from Birdlands and another smaller building (also B8 use) is located 5m to the west, therefore, the proposal is unlikely to have any impact over and above the current arrangement which exists on the site.

- The site is no longer part of an active agricultural unit, due to the cessation of poultry rearing, therefore, agricultural permitted development rights would no longer apply. There is also insufficient space for additional buildings on the site, therefore, proliferation of buildings should not pose a concern.

7.0 Conclusion

This full planning application is submitted for the *"Change of use of an existing agricultural building (former poultry shed, now used for agricultural storage purposes), to B8 storage use (for the storage of cars)"* at Shed 1, Birdlands, Seagry Road, Seagry Heath, Great Somerford, SN15 5EN. The site is located within the countryside, outside of any designated development boundaries, although is within reach of nearby settlements, by private car, taxi or bus. The proposal comprises the re-use of an existing building for a use which is already established on the site and would support a local business to grow.

We are of the view that the proposal complies with current local and national policy and can reasonably be recommended for approval.

Appendix 1: Enclosed Documents

Document Reference	Author
237_B 01 Location Plan	AssetSphere Ltd.
237_B 02 Existing Site Plan	AssetSphere Ltd.
237_B 03 Proposed Site Plan	AssetSphere Ltd.
237_B Design and Access Statement	AssetSphere Ltd.

Appendix 2: 91 Bus Timetable



Service 91 Chippenham - Sutton Benger - Somerfords

Effective from 1st August 2022

Weekday						Sch		
Chippenham, Bus Station - Bay 5	-.-	08:25	10:40	12:05	13:55	-.-	16:35	17:50
Chippenham, Town Bridge, Bath Road	-.-	08:28	10:43	12:08	13:58	-.-	16:39	17:53
Chippenham, Rail Station	-.-	-.-	10:45	12:10	14:00	-.-	16:45	17:55
Chippenham, Sheldon School	-.-	-.-	-.-	-.-	-.-	15:10	-.-	-.-
Malmesbury Road, Morrisons Roundabout	-.-	08:40	10:51	12:16	14:04	15:14	16:52	18:01
Kington Langley, Upper/Middle Common	-.-	08:43	10:54	12:19	14:08	15:17	16:55	18:04
Kington Langley, Hit or Miss	-.-	-.-	R	R	R	R	R	R
Sutton Benger, High Street	-.-	08:48	11:00	12:25	14:14	15:23	17:01	18:10
Christian Malford, War Memorial	-.-	-.-	R	12:30	14:20	15:28	17:06	R
Upper Seagry, The New Inn	07:22	08:50	-.-	-.-	14:26	-.-	-.-	R
Startley, Dauntsey turn	07:24	08:52	-.-	-.-	14:28	-.-	-.-	R
Dauntsey, St. James	-.-	-.-	11:06	12:36	-.-	15:34	17:12	R
Dauntsey Green, Church Lane	-.-	-.-	11:08	12:38	-.-	15:36	17:14	R
Great Somerford, Volunteer Inn	07:28	08:56	11:13	12:43	14:32	15:41	17:19	R
Little Somerford, bus shelter arr	07:32	09:00	11:17	12:47	14:36	15:45	17:23	R
Little Somerford, bus shelter dep	07:32	09:03	11:20	12:50	14:36	15:46	17:23	-.-
Great Somerford, Volunteer Inn	-.-	-.-	11:24	12:54	-.-	15:50	17:26	-.-
Dauntsey, The Green, post box	07:37	09:08	-.-	-.-	14:41	-.-	-.-	-.-
Dauntsey St. James	07:39	09:10	-.-	-.-	14:43	-.-	-.-	-.-
Startley, Bus Shelter	-.-	-.-	11:27	12:57	-.-	15:53	17:29	-.-
Upper Seagry, The New Inn	-.-	-.-	11:29	12:59	-.-	15:55	17:31	-.-
Christian Malford, War Memorial	07:45	09:16	11:37	-.-	-.-	-.-	-.-	-.-
Sutton Benger, High Street	07:49	09:22	11:41	13:03	14:48	15:59	17:34	-.-
Kington Langley, Hit or Miss	07:56	09:29	11:46	13:08	-.-	-.-	-.-	-.-
Kington Langley, Middle/Upper Common	07:58	09:30	11:47	13:09	14:53	16:04	17:39	-.-
Malmesbury Road, Morrisons Roundabout	08:05	09:33	11:50	13:12	14:56	16:07	17:42	-.-
Chippenham,Sheldon School	08:08x	-.-	-.-	-.-	-.-	-.-	-.-	-.-
Chippenham, Rail Station	R	R	R	R	R	R	R	-.-
Chippenham, Town Bridge, Rivo Lounge	R	R	R	R	R	R	R	-.-
Chippenham, Bus Station - Bay 5	08:20	09:40	11:57	13:19	15:03	16:14R	17:49R	-.-
Saturday								
Chippenham, Bus Station - Bay 5	-.-	09:50	12:35	15:35	17:55			
Chippenham, Town Bridge, Bath Road	-.-	09:53	12:38	15:38	17:58			
Chippenham, Rail Station	-.-	-.-	12:40	15:40	18:00			
Malmesbury Road, Morrisons Roundabout	-.-	-.-	12:46	15:46	18:05			
Kington Langley, Upper/Middle Common	-.-	-.-	12:49	15:49	18:08			
Kington Langley, Hit or Miss	-.-	-.-	R	R	R			
Sutton Benger, High Street	-.-	10:05	12:56	15:56	18:13			
Christian Malford, War Memorial	-.-	-.-	13:01	16:01	R			
Upper Seagry, The New Inn	07:40	10:08	-.-	-.-	-.-			
Startley, Dauntsey turn	07:42	10:10	-.-	-.-	-.-			
Dauntsey, St. James	-.-	-.-	13:07	16:07	R			
Dauntsey Green, Church Lane	-.-	-.-	13:09	16:09	R			
Great Somerford, Volunteer Inn	07:46	10:14	13:14	16:14	R			
Little Somerford, bus shelter	07:50	10:18	13:18	16:18	R			
Great Somerford, Volunteer Inn	-.-	-.-	13:23	16:23	R			
Dauntsey, The Green, post box	07:55	10:23	-.-	-.-	-.-			
Dauntsey St. James	07:57	10:25	-.-	-.-	-.-			
Startley, Bus Shelter	-.-	-.-	13:26	16:26	R			
Upper Seagry, The New Inn	-.-	-.-	13:28	16:28	R			
Christian Malford, War Memorial	08:03	10:31	-.-	-.-	-.-			
Sutton Benger, High Street	08:07	10:35	13:32	16:32	-.-			
Kington Langley, Hit or Miss	08:12	10:40	13:37	16:37	-.-			
Kington Langley, Middle/Upper Common	08:13	10:41	13:38	16:38	-.-			
Malmesbury Road, Morrisons Roundabout	08:16	10:44	13:41	16:41	-.-			
Chippenham, Rail Station	R	R	R	R	-.-			
Chippenham, Town Bridge, Rivo Lounge	R	R	R	R	-.-			
Chippenham, Bus Station - Bay 5	08:22	10:52	13:49	16:49	-.-			

Key:
x = Calls at Chippenham Schools on schooldays
R = Calls at these points on request
Sch = Operates on school days only
Boxed times operate on school holidays

What changes?
Timings throughout the day may have changed by up to 5 minutes to improve punctuality.

For information about these services please contact Faresaver on:
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email - enquiries@faresaver.co.uk

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These services are provided on behalf of Wiltshire Council.

Wiltshire Council

Appendix 3: Core Policy 34 compliance

In terms of criteria (a) – (e), we consider the proposal to be compliant for the following reasons:

(a) The proposal meets the sustainability objectives of the Wiltshire Core Strategy because it falls within the exception policies outlined within paragraph 4.25, as it is development under Core Policy 48: Supporting Rural Life and meets the criteria within this policy (for the conversion and re-use of rural buildings). The building is an agricultural building which has become surplus to requirements.

(b) It is considered that the proposal is consistent in scale with its location, as no change is proposed to the building itself and the proposed use expands upon the B8 use which is already established in two other buildings on the site. The proposal does not adversely affect nearby buildings and the surrounding area or detract from residential amenity, because the vehicles would be stored for long periods of time, therefore, the actual time during which they would be manoeuvred around, or to and from, the site would be very limited.

(c) That the proposal would contribute to meeting local economic and social needs is clear as the proposal involves the re-use of a redundant agricultural building. The proposed change of use would also allow an existing small rural business to grow, resulting in job security and the potential for additional jobs.

(d) The proposal would not undermine the delivery of strategic employment allocations as there are none proposed nearby or on the site itself. In addition, the proposal is of such a small scale that it would be highly unlikely to have an impact on the delivery of designated strategic sites.

(e) The proposed use is supported by adequate infrastructure as the site has connections to the utilities which would be required to support the proposed change of use, primarily electricity. A level of public transport is available in the vicinity; however, it is acknowledged that this is impractical. Therefore, private vehicle parking would be provided as detailed on drawing reference 237_B 03 Proposed Site Plan.